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Rosslyn Close, Hayes, UB3 2SU  
£235,000

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## Rosslyn Close, Hayes, UB3 2SU

**£235,000**

- One Bedroom Maisonette
- Access To Private Rear Garden
- Good Condition Throughout
- Nearby To Outstanding Local Schools
- Potential To Convert Into A Two Bedroom Property
- Ground Floor
- Close Proximity To Uxbridge Road
- Totalling Over 500 Sq Ft
- 88 Years Lease Remaining
- £1400 Estimated Rental Value

## Description

This home offers comfortable and practical living, ideal for first-time buyers or downsizers.

The property comprises a spacious reception/dining room providing a welcoming living and entertaining space, with patio doors leading to a small patio area and private rear garden. The fitted kitchen offers excellent potential for modernisation and benefits from a walk-in larder cupboard, while the bathroom would also benefit from upgrading. There is a good-sized double bedroom, along with ample cupboard storage throughout the property, completing the internal accommodation.

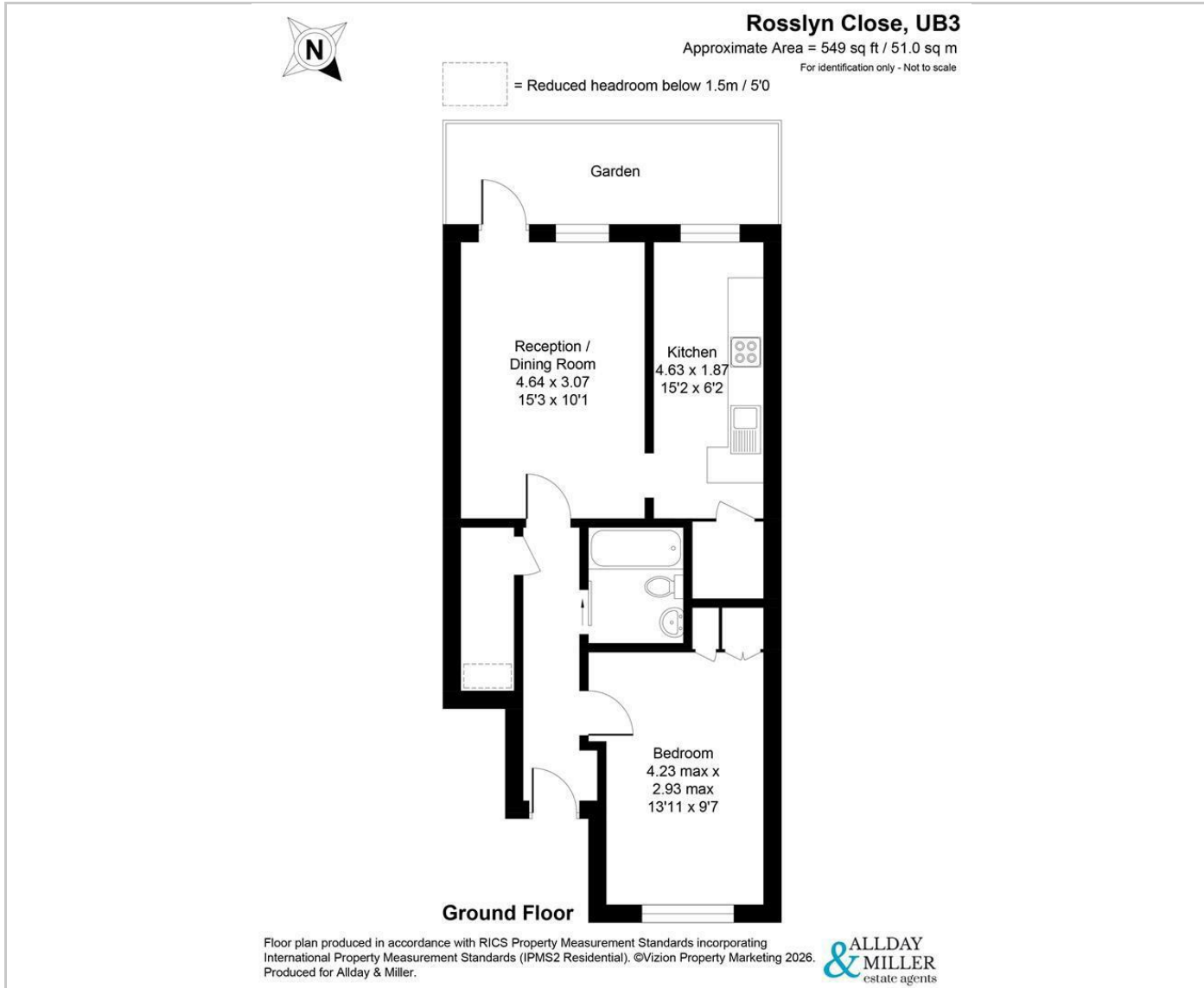
To the rear, the property enjoys a private garden, perfect for outdoor dining and entertaining, with the added benefit of a side gate providing an additional entrance/exit. The property also benefits from off-street parking for one car.

## Situation

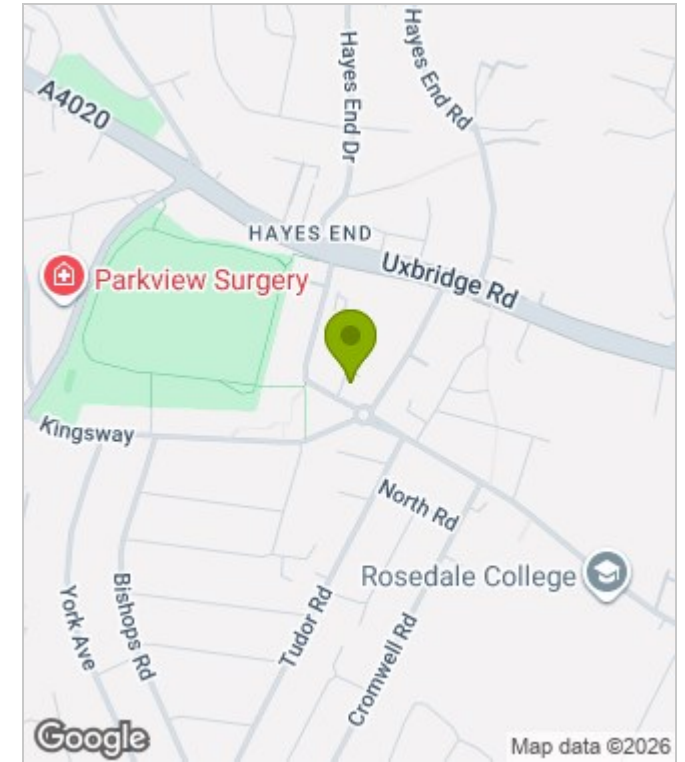
Nestled in a quiet cul-de-sac in Rosslyn Close, this charming home offers the perfect balance of peaceful residential living and excellent connectivity. Ideally situated just a short distance from Hayes & Harlington station with Elizabeth Line and National Rail services, commuters enjoy swift access to Central London, Heathrow Airport, and beyond. Families will appreciate the proximity to highly regarded schools such as Rosedale Primary, Wood End Park Academy, and Hewens Primary, with secondary schools like Parkside Studio College nearby. Local amenities, shops, cafés, and supermarkets are within easy reach along Uxbridge Road and Hayes town centre, while green spaces and parks provide leisure options for all ages. Well-served by bus routes and with excellent road access to the A312, A40, M4, and M25.



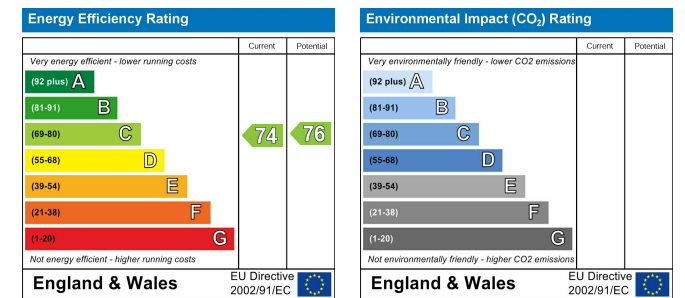
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.